



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

JUNE 17, 2004

PRESENT: Cain, Fruit, Kennett, Pyle

ABSENT: Martin

LATE: None

STAFF: Senior Planner (SP) Linder, Associate Planner (AP) Tolentino

REGULAR MEETING

Vice-Chair Fruit called the meeting to order at 7:07 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Vice-Chair Fruit opened/closed the public hearing.

MINUTES:

JUNE 3, 2004:

BOARD MEMBERS PYLE/CAIN MOTIONED TO APPROVE THE JUNE 3, 2004 MINUTES. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, KENNETT, PYLE

NOES: NONE

ABSTAIN: FRUIT

ABSENT: MARTIN

SUBCOMMITTEE:

1. E. Dunne Ave-Bldg. A of the Lawrence Oak Center, tree removal request.

NO COMMENTS

NEW BUSINESS

1. **SITE REVIEW, SR-02-23: SHAFER-BAMDAD:** A request for site, architectural and landscape plan approval for the construction of a 15-unit single-family project on an 8.583-acre site. The project site is located west of Hill Rd., at the terminus of Shafer Ave. and Katybeth Way, north of Conte Way, in an R-1(12,000)/RPD zoning district.

Recommendation: Open Public Hearing/Adopt Resolution No. 04-017.

**BOARD MEMBER KENNETT/CAIN MOTIONED TO APPROVE RESOLUTION NO. 04-017
SUBJECT TO THE FOLLOWING:**

1. All changes shown in the "Noted Copy" on file within application SR 02-23 date stamped June 7, 2004, shall be included in the final set of plans.
2. A final set of revised architectural plans shall be reviewed and approved by a subcommittee of the Board prior to the issuance of building permit.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, PYLE,
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

2. **SITE REVIEW, SR-02-16: W. MAIN-DIAZ:** A request for site, architectural and landscape plan approval for a 723 sq. ft. hair salon addition to a residence located at 285 W. Main Ave. in the Central Commercial Residential zoning district.

Recommendation: Open Public Hearing/Adopt Resolution No. 04-018.

**BOARD MEMBER KENNETT/PYLE MOTION TO APPROVED THE LANDSCAPE PLAN
DETAILS WITH THE FOLLOWING MODIFICATIONS:**

1. Other condition 2 a-h shall be deleted and replaced with the changes specified in the red line plans dated June 17, 2004 on file within application SR 02-16.
2. Other condition 3 a-d shall be deleted and replaced with the blue line corrections specified on the architectural plans dated June 17, 2004 signed as "ARB Noted Copy". Said plans are on file within application SR 02-16.

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THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: FRUIT, PYLE, CAIN, KENNETT

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTIN

ANNOUNCEMENTS: NONE

ADJOURNMENT: Vice Chair Fruit adjourned the meeting at 8:20 p.m.

MINUTES PREPARED BY:

TERRY LINDER

Meeting Coordinator

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